

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Olmsted County HRA</u> PHA Code: <u>MN151</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2025</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2029</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Olmsted County Housing and Redevelopment Authority (OCHRA) Agency Plan is posted on OCHRA’s official website located at www.olmstedcountyhousing.com. All of OCHRA’s Admission & Occupancy Policies for the Public Housing program and Administrative Plan for the Housing Choice Voucher are also posted on the website. Copies of the Plan are posted and are available upon request at the OCHRA Office, located at 2117 Campus Drive SE, Suite 300, Rochester, MN 55904. Questions about the OCHRA’s Agency Plan may be directed to Olmsted County Housing and Redevelopment Authority staff by email at olmstedhra@olmstedcounty.gov or phone at (507) 328-7150.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	Plan Elements. Required for <u>all</u> PHAs completing this form.
B.1	Mission. State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years. To provide opportunities to obtain quality, affordable housing for Olmsted County residents.

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

- A. Provide safe, decent, and affordable housing to low-income and very low-income people.
 - 1) Continue successful administration of the Housing Choice Voucher and Low-Income Public Housing programs.
 - 2) Leverage available state rental assistance funding.
 - 3) Achieve and maintain a High-Performance Section Management Assessment Program rating in the Housing Choice Voucher program.
 - 4) Achieve and maintain a High-Performance rating through the Public Housing Assessment System for public housing.
 - 5) Continue to improve the public housing units with administration of the Capital Fund program and available Publicly Owned Housing Program Funds. Consider using other funding if/when available.
 - 6) Continue to improve the affordable rental properties with administration of the property reserves. Consider using other funding if/when available.
 - 7) Consider repositioning options (Section 18, RAD, RAD/Section 18 "Blend", Voluntary Conversion, other) for partial or all 90 public housing units.
 - 8) Continue to self-manage affordable county-owned rental properties.
- B. Expand Affordable Housing Opportunities
 - 1) Apply for available funding opportunities to expand housing programs.
 - 2) Consider opportunities for utilizing project-based vouchers, when appropriate.
 - 3) Enhance housing stability through Primary Lease, Property Manager Risk-Mitigation, Emergency Rehab Loans, Homeowner Rehab, and other opportunities.
 - 4) Provide permanent supportive housing through state funding.
 - 5) Continue the administration of the Growing Affordable Inclusive Neighborhoods (GAIN) Program providing a forgivable, 0% interest down payment assistance loan to eligible households in Olmsted County that are purchasing new construction or building.
 - 6) Continue the administration of the 4(d) Affordable Housing Incentive Program allowing property owners who agree to keep rents affordable and cap rent increases for enrolled units to pay a lower tax rate.
- C. Address the needs of the homeless in Olmsted County
 - 1) Continue successful administration of state and local funded rental assistance programs i.e. Bridges, Transitional Rental Assistance, Housing Opportunities, DHS Housing Partnership, Housing Opportunities Promoting Education, Homework Starts with Home, and Partnering for Alternative Tenant Choice Housing.
 - 2) Continue partnerships in the operation of local shelters such as the Creek's 90-day extended stay and the 1621 family shelter.
 - 3) Continue management of 36 permanent supportive housing units purchased by the HRA, located at Francis and the 105.
 - 4) Increase funding/units to these programs if/when possible.
 - 5) Continue to provide permanent supportive housing for 30 homeless families through administration of project-based vouchers.
 - 6) Continue to help transform families from poverty to prosperity two generations at a time through administration of project-based vouchers at Jeremiah Program.
 - 7) Pursue opportunities for collaboration and partnership.
- D. Help move citizens to economic self-sufficiency.
 - 1) Continue to administer the family self-sufficiency program and utilize all FSS slots.
 - 2) Continue to obtain and provide gap funding if/when available.
 - 3) Comply fully with all federal, state, and local nondiscrimination laws, rules and regulations governing fair housing, equal opportunities in housing and employment, and the Violence Against Women Act of 2005.
- E. Community Outreach and Tenant Engagement
 - 1) Consider applying for available grant opportunities such as, the Statewide Health Improvement Partnership (SHIP) mini-grants, BRIDGE Collaborative grants, and/or other grants.
 - 2) Continue collaboration with Rochester Public Schools to provide academic excellence and to empower students.
 - 3) Continue collaboration with the Community Engagement Response Team to provide safe neighborhoods for our tenants.
 - 4) Continue community outreach with other local agencies to bring services directly to our clients.

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

- A. Provided safe, decent, and affordable housing to low-income and very low-income persons.
 - 1) Continued successful administration of the Housing Choice Voucher and Low-income Public Housing programs.
 - 2) Achieved a High-Performance Section Management Assessment Program rating in the Housing Choice Voucher program for years 2020 and 2021. Achieved a Standard-Performance Section Management Assessment Program rating in the Housing Choice Voucher program for years 2022 and 2023.
 - 3) Achieved High-Performance rating through the Public Housing Assessment System for public housing for years 2018 and 2022.
 - 4) Continued to improve the public housing units with administration of the Capital Fund program. Completed the \$1.3 million dollar Publicly Owned Housing Program renovations to replace roofs, windows, siding, and install air conditioning sleeves on the second-floor units of sixty Public Housing town homes.
 - 5) Repositioned all 20 public housing single-family homes through the Section 18 disposition process.
- B. Expanded Affordable Housing Opportunities
 - 1) Applied and received an additional fifty-four Mainstream vouchers, ten additional VASH vouchers, twelve Fostering Youth to Independence vouchers, five Stability Vouchers, and eight Tenant-Based Vouchers.
 - 2) Continued to administer a variety of housing stability programs, i.e. Primary Lease, Property Manager Risk-Mitigation, Emergency Rehab Loans, Homeowner Rehab, and DHS Supportive Housing.
 - 3) Utilized levy funds to create a variety of other housing stability programs, i.e. Housing Opportunities Promoting Education, Homework Starts with Home, and Partnering for Alternative Tenant Choice Housing programs.
 - 4) Implemented and administered the Growing Affordable Inclusive Neighborhoods (GAIN) Program providing a forgivable, 0% interest down payment assistance loan to eligible households in Olmsted County that are purchasing new construction or building.
 - 5) Purchased ten residential lots for the development of affordable homeownership opportunities.
 - 6) Implemented and administered the 4(d) Affordable Housing Incentive Program allowing property owners who agree to keep rents affordable and cap rent increases for enrolled units to pay a lower tax rate.
- C. Addressed the needs of the homeless in Olmsted County
 - 1) Continued successful administration of state and local funded rental assistance programs, i.e. Bridges, Transitional Rental Assistance, Housing Opportunities, DHS Housing Partnership.
 - 2) Continued to provide permanent supportive housing for 30 homeless families through administration of project-based vouchers.
 - 3) Provided Jeremiah Program twenty project-based vouchers to help transform families from poverty to prosperity.
 - 4) Successfully incorporated Coordinated Entry per state guidelines and onsite property management for the Francis.
 - 5) Purchased and continue to operate the 105 - an eighteen-unit permanent supportive housing property.
 - 6) Purchased and continue to operate the Creek - a twelve unit, 90-day extended stay shelter for individuals.
 - 7) Purchased and continue to operate the 1621 - a thirty-unit transitional housing shelter for families.
- D. Helped in moving citizens to economic self-sufficiency.
 - 1) Increased utilization of the Family Self-Sufficiency program.
 - Twenty Family Self-Sufficiency slots as of 2018.
 - Thirteen participants have graduated.
 - Seven participants currently building escrow.
 - 2) Continued to obtain and provide gap funding if/when available.
 - 3) Complied fully with all federal, state, and local nondiscrimination laws, rules and regulations governing fair housing, equal opportunities in housing and employment, and the Violence Against Women Act of 2005.
- E. Community Outreach and Tenant Engagement.
 - 1) Provided a community garden and bike rack at the three public housing townhome properties using Statewide Health Improvement Partnership (SHIP) grants the HRA applied for.
 - 2) Continued collaboration with the Rochester Public Schools to provide engagement dinners at the public housing townhome communities to engage parents and students with school personnel.
 - 3) Partnered with the Rochester Public Library to install mini-libraries at the three public housing town home properties that are being utilized by tenants and others in the neighborhood.
 - 4) Partnered with the Community Engagement Response Team to offer neighborhood mediation and engagement activities for our public housing tenants and neighbors.
 - 5) Created a Resident Advisory Board.

2	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>In accordance with VAWA, program participants receive "Notice of Occupancy Rights and Certification" forms at time of denial or admission; at the time an individual is provided assistance or admission; with eviction or termination of assistance notices; and at time of household annual recertification. Tenants who are victims of domestic violence, dating violence, sexual assault, or stalking may request an internal or external emergency transfer.</p> <p>The PHA has a Housing Choice Voucher preference for victims of violence and set aside fifteen vouchers for individuals eligible for this preference.</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The OCHRA will consider the following a “substantial deviation/modification” from its five-year plan:</p> <ol style="list-style-type: none"> 1)Any changes to the PHA overall mission; 2)Any changes to the goals or objectives that affect services to the clients, or significant changes to the PHA's financial positions; 3)A complete revision or abandonment of one or more of the components of a PHA's five-year plan. <p>The OCHRA will consider the following a “significant amendment” from the five-year plan:</p> <ol style="list-style-type: none"> 1)Any change to PHA preferences; 2)Any change to the organization of a PHA waiting list; 3)Any change with regard to demolition or disposition of property.
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Goal: Increase supply of voucher eligible units in the community.
Strategy: Determine strategy for implementing Project Based Vouchers (PBVs) to new development projects and/or existing property owners in Olmsted County.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Goal: Reduce mobility barriers for Housing Choice Voucher (HCV) participants.
Strategy: Collaborate with regional Public Housing Authorities (PHAs) to develop a streamlined approach to portability.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Goal: Increase housing options for formerly incarcerated individuals.
Strategy: Allocate additional levy dollars to grow the Primary Lease program; Develop a landlord engagement orientation to inform and engage landlords on Master Leasing opportunities.

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. (24 CFR § 903.6(b)(2))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

(a) Did the public challenge any elements of the Plan?

(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.